

ACT OF RESTRICTIONS
OF
FAIRHILL AT BLUEBONNET HIGHLANDS
SECOND FILING, PART 3

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 28th day of February, 2001 before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT LLC, a Louisiana Limited Liability Company with Articles of Organization on file with the Secretary of State of The State of Louisiana and recorded in the official records of the Parish of East Baton Rouge, State of Louisiana, appearing herein through its Manager, Clark W. Taylor, represented by its undersigned officer duly authorized,

BLUEBONNET HOMES LLC, a Louisiana Limited Liability Company with Articles of Organization on file with the Secretary of State of The State of Louisiana and recorded in the official records of the Parish of East Baton Rouge, State of Louisiana, appearing herein through its Manager, Clark W. Taylor, represented by its undersigned officer duly authorized,

who did depose and say that:

1. Appearers are the owner, subdivider and developer of the following described real property:

Lot 143 through 153, 155 through 163, 165 through 174 and 176 through 187 inclusive owned by Bluebonnet Highlands Land & Development, LLC, and Lots 154, 164 and 175 owned by Bluebonnet Homes, LLC, and any private recreation servitudes, private drainage servitudes, predial servitudes or landscape areas shown on the "Final plat of Fairhill at Bluebonnet Highlands, Second Filing, Part 3 by Chenevert, Songy, Rodi, and Soderberg dated January, 2000, recorded at Original 511 Bundle 011089 in the official records of the Parish of East Baton Rouge, State of Louisiana (hereinafter referred to as the "Property").

2. Appearer desires to and does hereby subject the above described property to those Restrictions set forth in the Act of Restrictions of Fairhill at Bluebonnet Highlands, recorded as Original 837, Bundle 11004, Original 801, Bundle 10539, Original 894, Bundle 10853, Original 381, Bundle 10856, Original 502, Bundle 10930, and Original 735 Bundle 10978 fully and completely and to the same extent as if the above described property had been included in those Restrictions and recorded, with only the exceptions hereinafter contained.

3. In lieu of Paragraph 3.8 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

No residence shall be erected on any lot in Fairhill at Bluebonnet Highlands containing, exclusive of porches, breezeways, garages and carports, less than One Thousand Seven Hundred Fifty (1,750) square feet; the minimum requirement for the horizontal roof area shall be Two Thousand One Hundred (2,100) square feet. For two story or one and one-half store residences, Eight Hundred Seventy Five (875) square feet of heated living area is the minimum requirement on the ground floor; the minimum roof area shall be One Thousand Three Hundred Fifty (1,350) square feet. The Council may at its sole discretion approve the plans for a residence to be constructed on a lot containing, exclusive of porches, breezeways, garages and carports, or less than One Thousand Seven Hundred Fifty (1,750) square feet but in no case less than One Thousand Six Hundred Fifty (1,650) square feet.

The above set out living areas are exclusive of open porches and carports or garage. The above set out roof areas are inclusive of porches, carports and/or garage roofs. No carport or garage shall be erected unless said carport or garage is constructed large enough to contain a minimum of two automobiles. No garage or carport shall open onto any street, which is the street the house fronts on, except that a garage equipped with a front door that closes may face the street.

4. In lieu of Paragraph 3.9 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

Unless approved in advance by the Council (and provided that the proposed placement on said lot does not violate any applicable zoning regulations), all residences shall be located on the lots in the following manner: Front set back lines are shown on the final plat. No building, including garages and carports, shall be located nearer to any side lot line than five feet (5'). A maximum building set back line of fifty feet (50') is established for all lots, except lots that are one hundred seventy five feet (175') deep and on those lots the maximum set back shall be sixty-five feet (65'). No building, including garages and/or accessory buildings shall be located nearer than ten feet (10') to any rear lot line. For purposes of this paragraph eaves, steps and open porches shall not be considered as part of the building.

5. In lieu of Paragraph 6 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

Driveways shall be built in the locations shown on the attached Exhibit "B". The location of a driveway on any lot may be changed upon request to the Council and provided the Council deems the change to be in the best interest of the development.

THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the date first above written.

WITNESSES

Lynne Sharp
Joe Lehman

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT, LLC

BY:

Clark W. Taylor
Clark W. Taylor, Manager

WITNESSES

Lynne Sharp
Joe Lehman

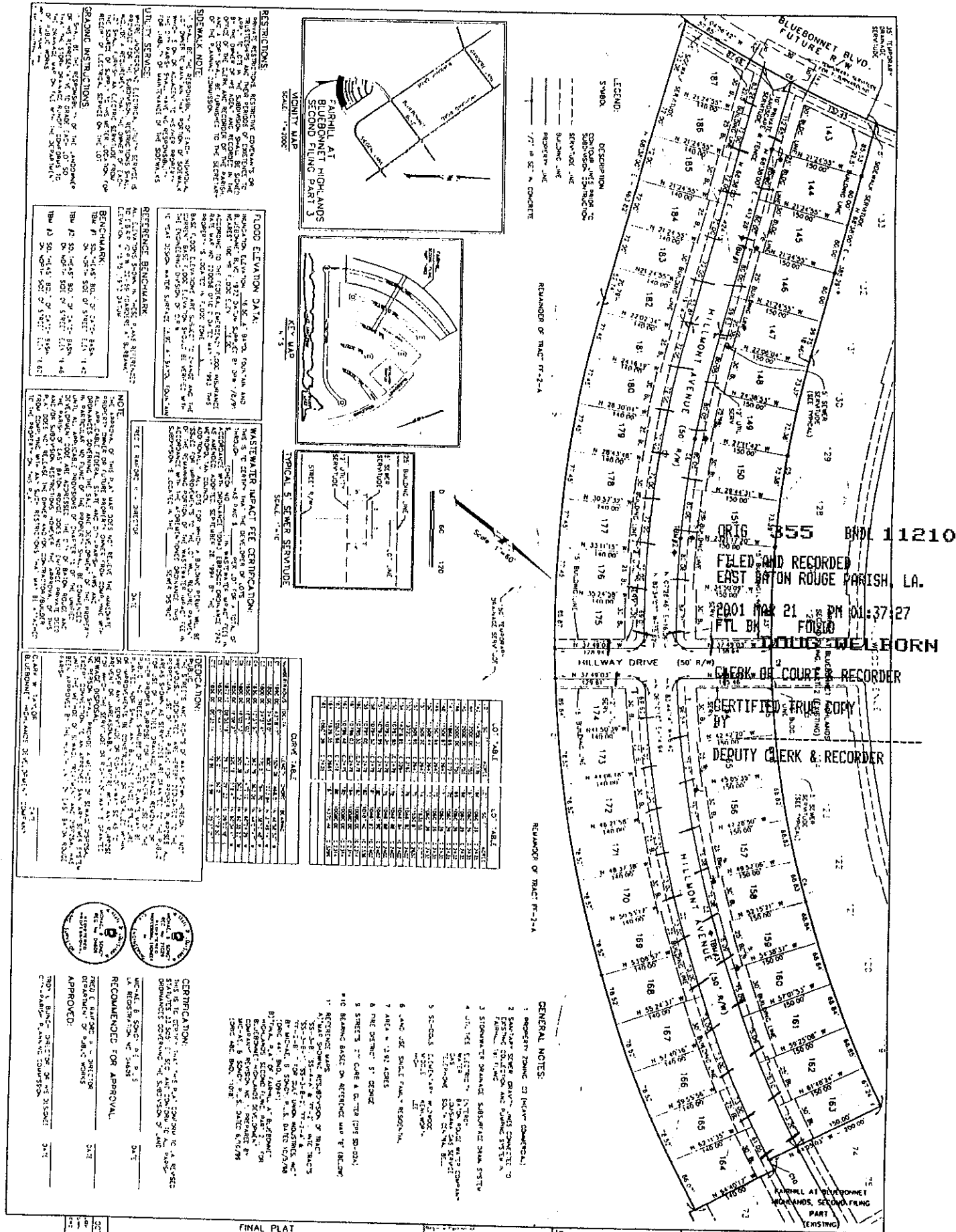
BLUEBONNET HOMES, LLC

BY:

Clark W. Taylor
Clark W. Taylor, Manager

Richard DeJ
NOTARY PUBLIC

Exhibit B



FILED AND RECORDED
 EAST BATON ROUGE PARISH, LA.
 2001 MAR 21 PM 01:37:27
 FTL BY F018
 JUDY WELBORN
 CLERK OF COURT & RECORDER
 DEPUTY CLERK & RECORDER

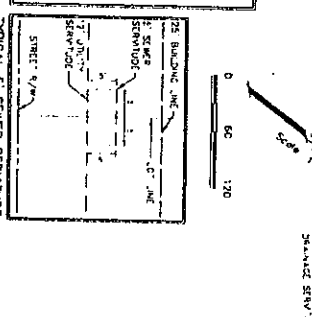
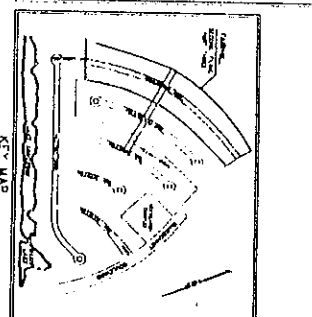
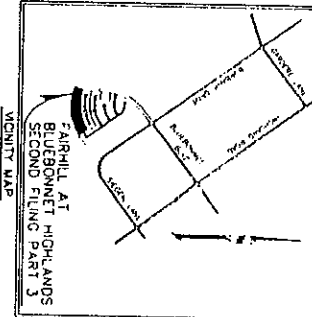
LEGEND:
 SYMBOL DESCRIPTION
 SEWER SERVICE
 WATER SERVICE
 ELECTRIC SERVICE
 BUILDING LINE
 PROPERTY LINE
 1/4" = 50' AS SHOWN

REMARKS OF TRACT P-2-A

REMARKS OF TRACT P-2-A

GENERAL NOTES:

1. PROPERTY ZONING IS (HAYWOOD).
2. SANITARY SEWER MAINS ARE LOCATED TO THE EAST OF THE PROPERTY.
3. STORMWATER DRAINAGE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE CITY OF BATON ROUGE, LOUISIANA, SUBMITTAL MANUAL, 1994 EDITION.
4. UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
5. SEWER MAINS SHALL BE 12" DIA. WITH 12" DIA. MANHOLES.
6. ALL UTILITIES SHALL BE DEPTH RECORDED.
7. AREA IS 2.91 ACRES.
8. ONE DETENT. ST. CANAL.
9. STREET LIGHTS SHALL BE 15' HIGH.
10. RECORDING BASED ON REFERENCE MAP P-180-001.
11. RESTRICTIONS: SEE RESTRICTIONS OF TRACT P-180-001.
12. ALL UTILITIES SHALL BE 12" DIA. WITH 12" DIA. MANHOLES.
13. ALL UTILITIES SHALL BE DEPTH RECORDED.
14. ALL UTILITIES SHALL BE 12" DIA. WITH 12" DIA. MANHOLES.
15. ALL UTILITIES SHALL BE 12" DIA. WITH 12" DIA. MANHOLES.



RESTRICTIONS:
 THESE RESTRICTIONS APPLY TO THE ENTIRE TRACT AND SHALL BE CONSIDERED A PART OF THE DEED. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

FLOOD ELEVATION DATA:
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WASTEWATER IMPACT FEE CERTIFICATION:
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DEED CERTIFICATION:
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RECOMMENDED FOR APPROVAL:
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

UTILITY SERVICE:
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SIDEWALK NOTE:
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GRADING INSTRUCTIONS:
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NOTE:
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REMARKS:
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APPROVED:
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.